

Steuben County Assessor  
Kim Johnson

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**An Overview of Steuben County's 2017 Annual Trending**

**Overview:**

As in the past basic trending, utilizing neighborhood factors and in limited cases land rates, was all that was needed. Some neighborhood delineation also took place.

**Sales:**

Sales were utilized from 1/1/2017 through 12/31/2017. Were these sales were found to be insufficient prior years may have been looked at to supplement data. In the event this was needed, sale prices were adjusted based on the over changed in the median home sale price after lake area homes were removed from both the 2016 and 2017 databases. This process was to ensure there was as little lake effect bias on the typical time trend as possible. A "Time Trend" tab is included in the study.

**Land Values:**

Land values were adjusted as need where sales were available. This was not typical as very few areas have sufficient land sales to warrant changes.

**Market Adjustment Factors (Residential):**

Residential factors were derived from sales. At times, similar neighborhoods where compared in an attempt to have a uniform change in areas where homes are similar.

**Commercial & Industrial Adjustments**

Commercial and Industrial properties were updated via the new cost tables and updated depreciation if applicable.